

ASSURED SHORTHOLD TENANCY AGREEMENT

THIS AGREEMENT is made on: 17th December ' 2018

BETWEEN



IT IS AGREED as follows:

(1) The Landlord lets and the Tenant takes the premises being:



(2) The tenancy shall be for a term of 06 months ('the Term') from and including 17th December' 2018 ('the Commencement Date') to and including the 16th June' 2019.

(3) The Tenant shall pay to the Landlord the rent of £1750 for every calendar month of the term (excluding all Utilities and Council Tax) payable in advance. The first payment amount of £1750 being for the period from 17th December' 2018 to and including 16th January' 2018 to be paid on the signing hereof of this Agreement followed by £1750 payable in advance on the 16th each month thereafter.

(4) This Agreement creates an Assured Shorthold Tenancy within Part 1 Chapter II of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly, save where the Landlord serves a notice under paragraph 2 of Schedule 2A to the Act.

(5) The tenancy includes the Landlord's fixtures and fittings, furniture and effects as specified in the attached inventory ('Property Inventory Sheet').

(6) On the signing of this Agreement, the Tenant shall pay to the Landlord the sum of £1750 (the Deposit) by way of deposit as security for the Landlord in respect of the following:

- (a) any rent or any other monies which may be due to the Landlord but which remain unpaid
- (b) any damage to the Premises, or the Fixtures and Fittings or any other property belonging to the Landlord for which the Tenant may be liable
- (c) any unpaid accounts in respect of water, electricity, gas and telephone services provided to the Tenant by the Landlord or the respective suppliers
- (d) any other breach on part of the Tenant of the Tenant's obligations under this Agreement.

7. The Landlord may at any time deduct from the Deposit any unpaid rent or other monies or any loss or expenses incurred or suffered by the Landlord or any sums expended by the Landlord arising out of the foregoing matters, but the Landlord shall notify the Tenant of any such deduction.

8. Provided that the Tenant has vacated the Premises and has returned all of the keys to the Premises to the Landlord, the Deposit shall be returned to the Tenant within 21 days following the expiration or determination of the tenancy. The Deposit will be returned after deducting all such rent and other sums referred to in clause 6 above (if any), but in the event of them exceeding the amount of the Deposit then held by the Landlord, the amount of such excess shall be paid by the Tenant to the Landlord within 14 days of written demand.

9. If the Landlord sells or transfers his interest in the premises and pays the balance of the Deposit held by him (after deduction of all sums deductible under this Agreement) to the buyer or transferee, the Landlord shall be released from all further claims and liabilities in respect of the Deposit or any part of it.

Landlord's/ landlord's agent's signature

Tenant

MUHTIBUL ALAM
Muhtib S. Salah

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10. If at any time during the tenancy the amount then held by the Landlord a Deposit is less than the sum originally required to be paid by the Tenant, then the Landlord may require the Tenant to pay to the Landlord such amount as is required to increase the amount of the Deposit accordingly. The Tenant must pay this sum within 14 days of a written demand. In default of payment this amount may be recovered by the Landlord as rent.

The Tenant agrees with the Landlord as follows:

11. (a) to pay the rent (and sums recoverable as rent) accordingly to the terms of this agreement
- (b) in the event of any instalment of rent or other money payable under this Agreement remaining unpaid after it has become due, then it will carry interest at the rate of 5 per cent per annum above the base rate of National Westminster Bank plc from time to time in force from the date upon which the money became due until the date of payment.
12. To keep the interior of the Premises and Fixtures and Fittings in good repair and condition throughout the Term (excepting only those installations which the Landlord is obliged to repair under Section 11 of the Landlord and Tenant Act 1985).
13. To make good (or, if required by the Landlord, to pay for) all damage to the Premises howsoever caused and to the Building caused by the act of omission of the Tenant or of any other person residing with or visiting the Tenant.
14. To make good or replace (or, if required by the Landlord, to pay for) all items of the Fixtures and Fittings which may, from whatever cause, be lost, stolen, broken, damaged or destroyed during the Term.
15. Upon not less than 2 days' notice (except in an emergency) to permit the Landlord and the Landlord's agents and any other persons authorised by the Landlord to enter the Premises (with or without workmen and with all necessary equipment) for any or all of the following purposes:
- (a) to examine the condition of the Premises or the Building or any adjoining or neighbouring property
 - (b) to repair, maintain, alter improve or rebuild the Premises or the Building or any adjoining or neighbouring property
 - (c) to examine or to repair, maintain or replace the Fixtures and Fittings
 - (d) to comply with any obligation imposed on the Landlord by law.
16. Not to do or omit to do anything:
- (a) which causes any policy of insurance on the Premises or the Building or the Fixtures and Fittings to be or to become void or voidable
 - (b) which causes the rate of premium on any policy of insurance to be increased.
- The Tenant will pay to the Landlord on demand all sums paid by the Landlord by way of increased premium and all other expenses incurred by the Landlord as a result of a breach of this provision.
17. Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord
18. Upon 48 hour in notice and acknowledgement of the tenant, To permit the Premises to be viewed at any reasonable time by any person who is, or who is acting on behalf of, a prospective purchaser, prospective Tenant or prospective mortgagee of the Premises or of the Building.
19. Not to use the premises for any illegal or immoral purpose.
20. Not to do anything which may be or may tend to be a nuisance or annoyance or cause damage to the Landlord or to any neighbouring or adjoining property or to the owners or occupiers of any neighbouring or adjoining property.

landlord's/ landlord's agent's signature



Tenant

MUHAMMAD ALAM
Muhib S. Saleh

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Assured Shorthold Tenancy Agreement

21. To pay all charges in respect of any gas or electricity consumed on the Premises and in respect of any telephone installed on the Premises.
22. To pay the television licence fee for the Premises.
23. Not to keep any animals, birds or other livestock on the Premises.
24. To use the Premises for the purpose of a single private residence only.
25. Not to remove any of the Fixtures and Fittings from the Premises.
26. To notify the Landlord promptly in writing of any defect or disrepair in the Premises or the Fixtures and Fittings.
27. Not to make any alterations or additions to the Premises.
28. To pay to the Landlord all costs and expenses (including VAT) incurred by the Landlord (including, but not limited to, the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - (a) the recovery from the Tenant of the rent or any other monies due from him; and
 - (b) the enforcement of any of the provisions of this Agreement; and
 - (c) the service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement.
29. To ensure that any garden enjoyed by the Premises is:
 - (a) at all times during the Term kept in a neat and tidy condition; and
 - (b) is properly cultivated; and
 - (c) that any grass is cut at least once a week during the growing season.
30. To deliver up the Premises and Fixtures and Fittings at the determination of the Term to the Landlord in a clean and tidy condition and in accordance with the Tenant's obligations under this Agreement.
31. Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.
32. The tenant agrees not to smoke nor allow to smoke anyone in the property.
33. The Tenants are liable to have professional cleaning when ever handing over the property.
34. The tenant agrees to pay all future rent through standing order only.
35. In case of late payment from the due date to Landlord, the tenant is liable to pay £80 as late payment charges on and every month thereafter. In addition to that, £30 will be charge as administrative Charges on every letter sent to the tenant due to non-payment.
36. Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
37. To use the Property carefully and properly and not to damage it.
38. Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
39. Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
40. Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.

landlord's/ landlord's agent's signature

Tenant

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41. Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
42. Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord.
43. Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
44. Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
45. To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
46. To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Landlord's Obligations

47. The Landlord agrees with the Tenant that the Tenant paying the rent and observing the obligations imposed on him in this Agreement shall peaceably hold and enjoy the Premises throughout the Term without any interruption by the Landlord or any person rightfully claiming through or in trust for him.
48. To carry out promptly any repairs which are the Landlord's responsibility.
49. To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
50. To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.

Leaving the Property Empty

51. To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

52. Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
53. Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.
54. Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any
55. Not to install any aerial or satellite dish without the express written permission of the Landlord.
56. To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
57. Not to remove any of the Contents from the Property without the express written permission of the Landlord.
58. To clean the windows of the Property, (where access is possible,) as often as necessary.
59. To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
60. To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
61. To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
62. Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.

landlord/s/ landlord's agent's signature

Assured Shorthold Tenancy Agreement

Tenant

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MUHAMMAD ALAM

Muhammad S. Saleh

Waste and Refuse

63. To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
64. To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

65. To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
66. To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Notice to Repair

67. If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within 7 days of the date of the given notice.

Key and Alarm Codes

68. The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord.
69. Not to have any keys cut for the locks to the Property without the express written permission of the Landlord.

Tenant's Possessions

70. The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

71. At the end of the Tenancy the Tenant agrees to:
72. Give up the Property with vacant possession.
73. Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
74. Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
75. Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
76. Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
77. To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
78. The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

Termination

79. If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
80. If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlord's/ landlord's agent's signature

Tenant

Assured Shorthold Tenancy Agreement

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Landlords Right of Termination

81. The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended),
82. Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
- 82.1 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
- 82.2 Or if the Tenant becomes bankrupt;
- 82.3 Or an Interim Receiver of the Property is appointed;
- 82.4 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

83. Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
84. If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
85. If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
- 85.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
- 85.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

The Deposit

86. If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as mydeposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme.

The Landlord shall retain any interest earned on monies properly deducted from the Deposit.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

87. The Deposit shall be returned to the Tenant (less any deductions properly made) within 21 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
88. Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
- 88.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
- 88.2 The enforcement of any of the provisions of this Agreement.
- 88.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
- 88.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
- 88.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
- 88.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).

landlord's/ landlord's agent's signature



Tenant

Muhibul Alam
Muhib S. Saad

88.8 Compensation for the breach of any terms of this agreement.

90. Bedbugs, Cockroaches, Mice and other Pest

91. Rent Increase

IT IS AGREED as follows:

the presence of Name RIAZ MIAH [witness' signature] 
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